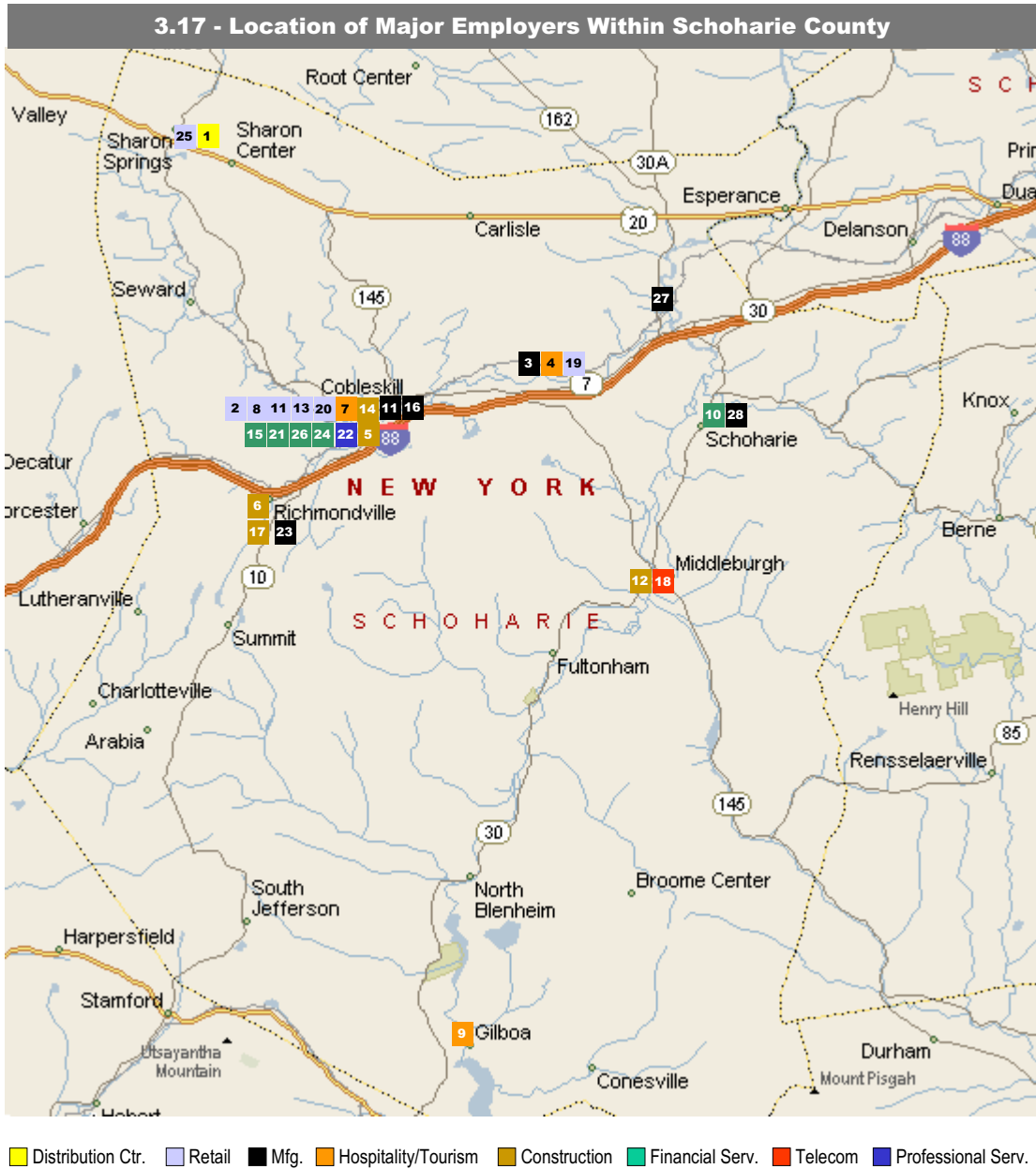


VII. Major Private Employers (cont'd)

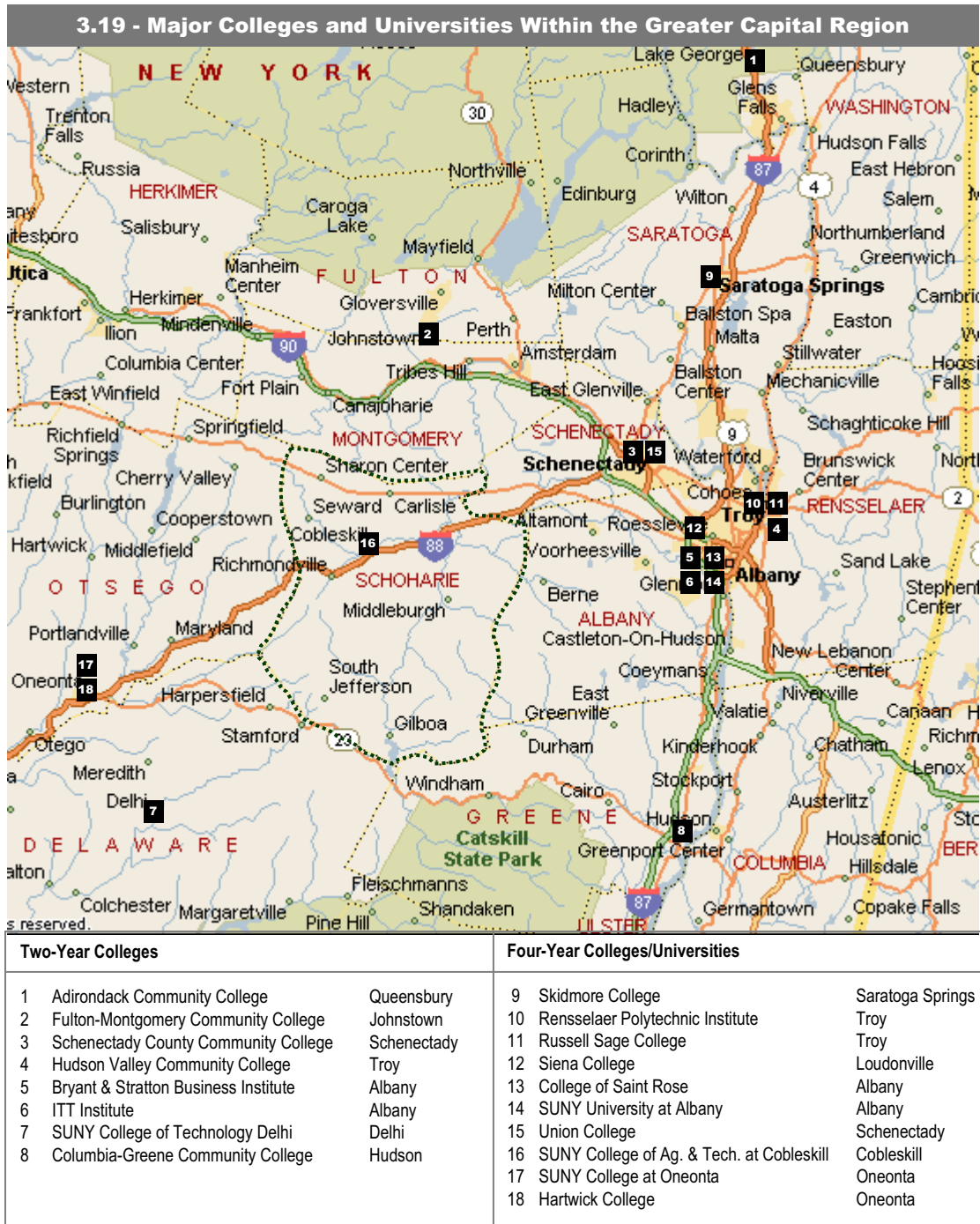


VIII. Education and Training Resources

The Capital Region has both two and four-year colleges throughout the region. For a metro area of its size, there are a significant number of colleges. The region has no major dominant university but a collection of small and mid-sized public and private colleges and universities. RPI has a strong engineering/technology reputation but is a relatively small operation compared to other schools nationally.

3.18 - Major Colleges and Universities Within the Greater Capital Region						
No.	College/University	Students	Academic Programs			
			Business/ Accounting	Comp. Science/ Info. Tech.	Elec./Mech. Engineering	Chemistry/ Biology
Two-Year Colleges						
1	Adirondack Community College	3,200	X	X	X	X
2	Fulton-Montgomery Community College	625	X	X	X	X
3	Schenectady County Community College	3,525	X	X	X	X
4	Hudson Valley Community College	11,000	X	X	X	X
5	Bryant & Stratton Business Institute	250	X	X		
6	ITT Institute	250		X	X	
7	SUNY College of Technology at Delhi	2,000	X	X	X	X
8	Columbia-Greene Community College	1,600	X	X		X
Four-Year Colleges						
9	Skidmore College	2,300	X	X		X
10	Rensselaer Polytechnic Institute	5,300	X	X	X	X
11	Russell Sage College	750	X	X		X
12	Siena College	2,900	X	X		X
13	College of Saint Rose	2,200	X	X		X
14	SUNY University at Albany	10,800	X	X		X
15	Union College	2,100	X	X	X	X
16	SUNY College Ag & Tech at Cobleskill	2,500	X	X		X
17	SUNY College at Oneonta	5,200	X	X		X
18	Hartwick College	1,300	X	X		X

VIII. Education and Training Resources (cont'd)



VIII. Education and Training Resources (cont'd)

SUNY - Cobleskill Profile

Total Enrollment: 2,500

The college has both two and four-year programs divided among the following divisions:

- Agriculture and Natural Resources
- Business and Computer Technologies
- Culinary Arts
- Hospitality and Tourism
- Early Childhood
- Liberal Arts and Sciences

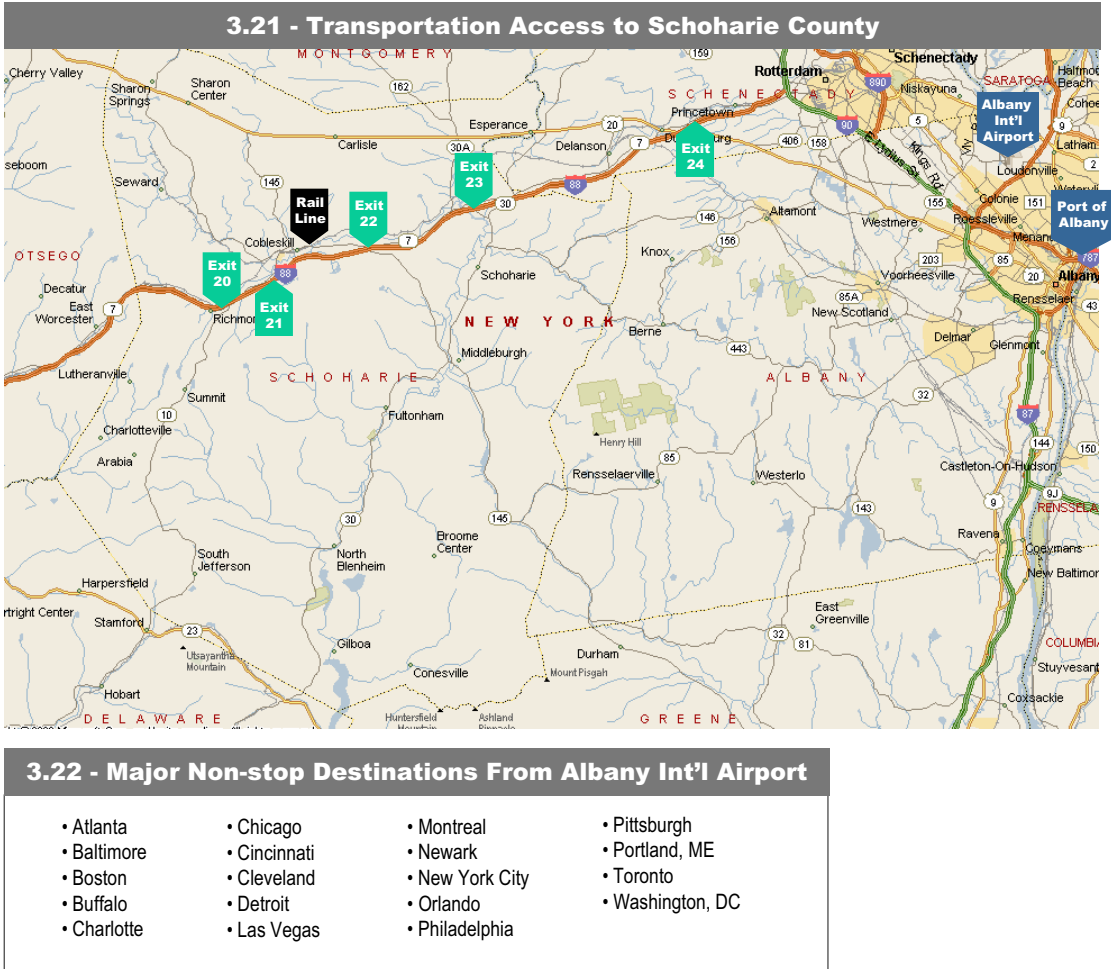
Academic resources that could support economic development within Schoharie County include the following:

3.20 - Academic Resources to Support Local Economic Development	
Economic Development Opportunity	Academic Resources Available at SUNY Cobleskill
Back office supporting financial services industry or general customer service support for any industry	<ul style="list-style-type: none"> • Business Administration • Computer Information Systems • Information Technology • Technology Management: Financial Services • Technology Management: Information Technology • Telecommunications Management • Liberal Arts and Sciences (Math Majors)
Biotechnology/Life Sciences R&D and manufacturing operations	<ul style="list-style-type: none"> • Plant and Animal Sciences • Biological Technology • Chemical Technology • Medical Laboratory Technology
Information Technology	<ul style="list-style-type: none"> • Computer Information Systems • Information Technology • Technology Management: Information Technology
Attract diesel repair and manufacturing operations to the county	<ul style="list-style-type: none"> • Diesel technology program

The college can also support area companies with non-accredited training programs to meet specific needs.

IX. Transportation Resources

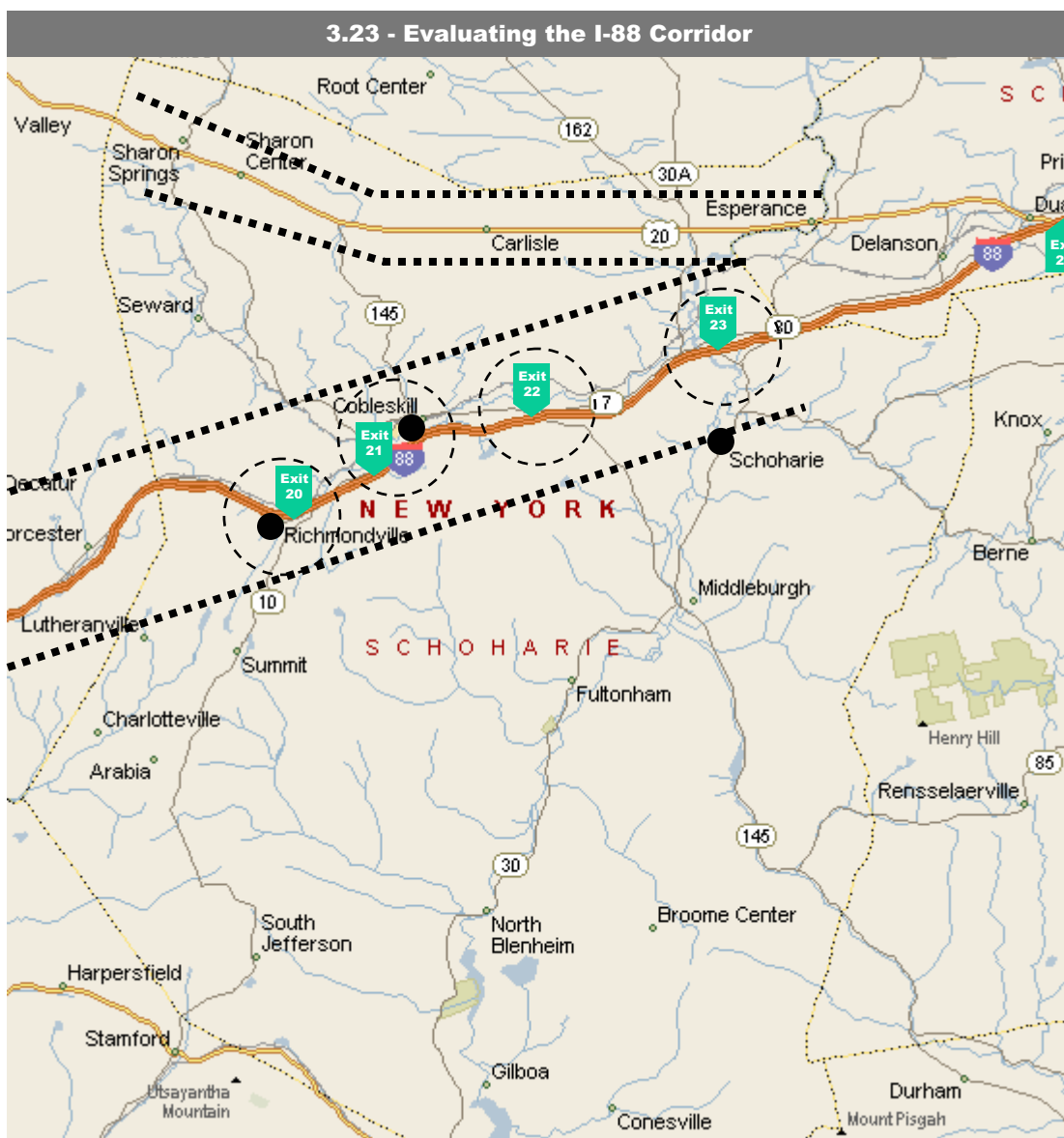
The county has access to air, interstate, water (Mohawk & Hudson Rivers) and rail transportation. I-88 is strategically located near both north/south (I-87) and east/west (I-90) interstate access.



IX. Transportation Resources (cont'd)

The I-88 Corridor

The most viable area for industrial/commercial development in Schoharie County is along the I-88 corridor having four exits within the county. The corridor is also the most populated section of the county and includes Richmondville, Cobleskill and Schoharie. Operations located along this corridor could attract labor from adjacent counties if the jobs were competitive. There is also a secondary corridor along Route 20 for potential development with access via exits 23 and 24 off I-88.

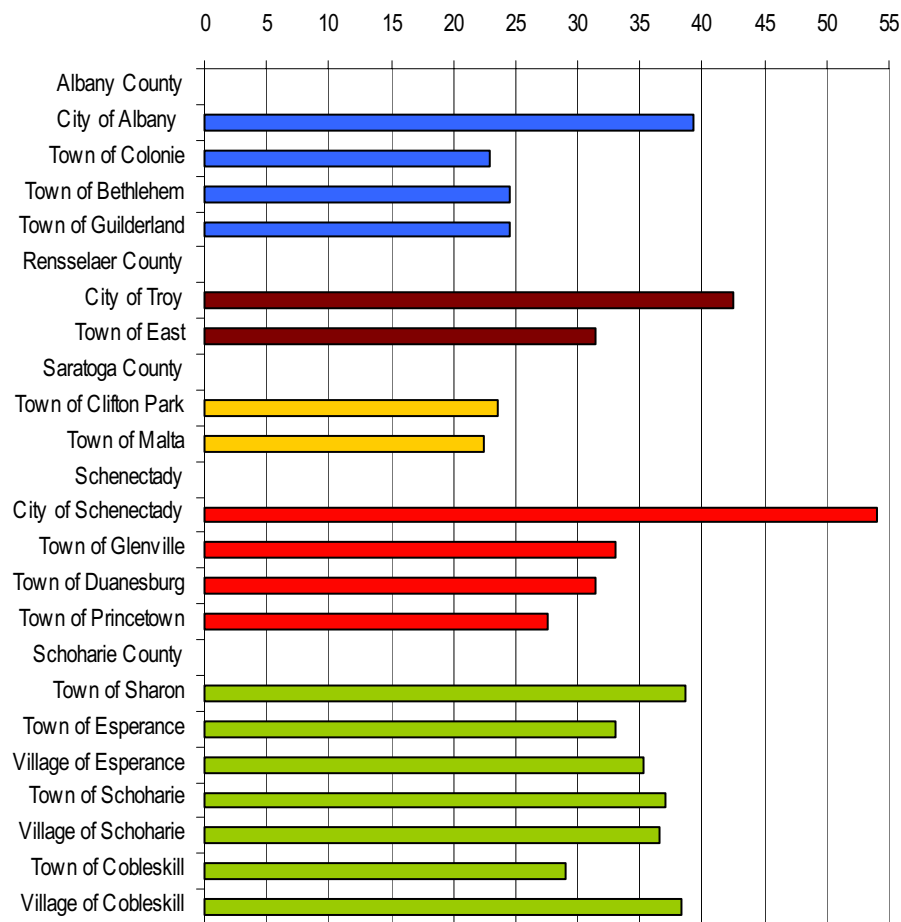


X. Business Costs

Tax Summary

Schoharie property taxes are significantly higher than suburban Albany and Saratoga Counties and slightly higher than adjacent towns in Schenectady County. Schoharie's tax rates are reflective of a rural area that has very little industrial and commercial tax base to cover infrastructure and education operating costs. In the villages of the county, high taxes also reflect the cost burden of having both a town and village government in place.

3.24 - Total Property Tax in \$ Per \$1,000 Assessed Value



3.25 - Combined State (4.25%) and Local Sales Tax by County

7.25%	Fulton and Saratoga Counties
8.25%	Albany, Greene, Montgomery, Rensselaer, Schenectady and Schoharie Counties

X. Business Costs (cont'd)**Electric Utility Rates**

3.26 - Electric Utility Rates (Cents per kWhr)			
Utility	Residential	Commercial	Industrial*
Niagara Mohawk – A National Grid	12.06	10.29	5.05
Richmondville Power & Light	4.68	5.96	4/42

*Industrial rates are reserved for high use industrial customers with steady base-load demand

XI. Business Environment

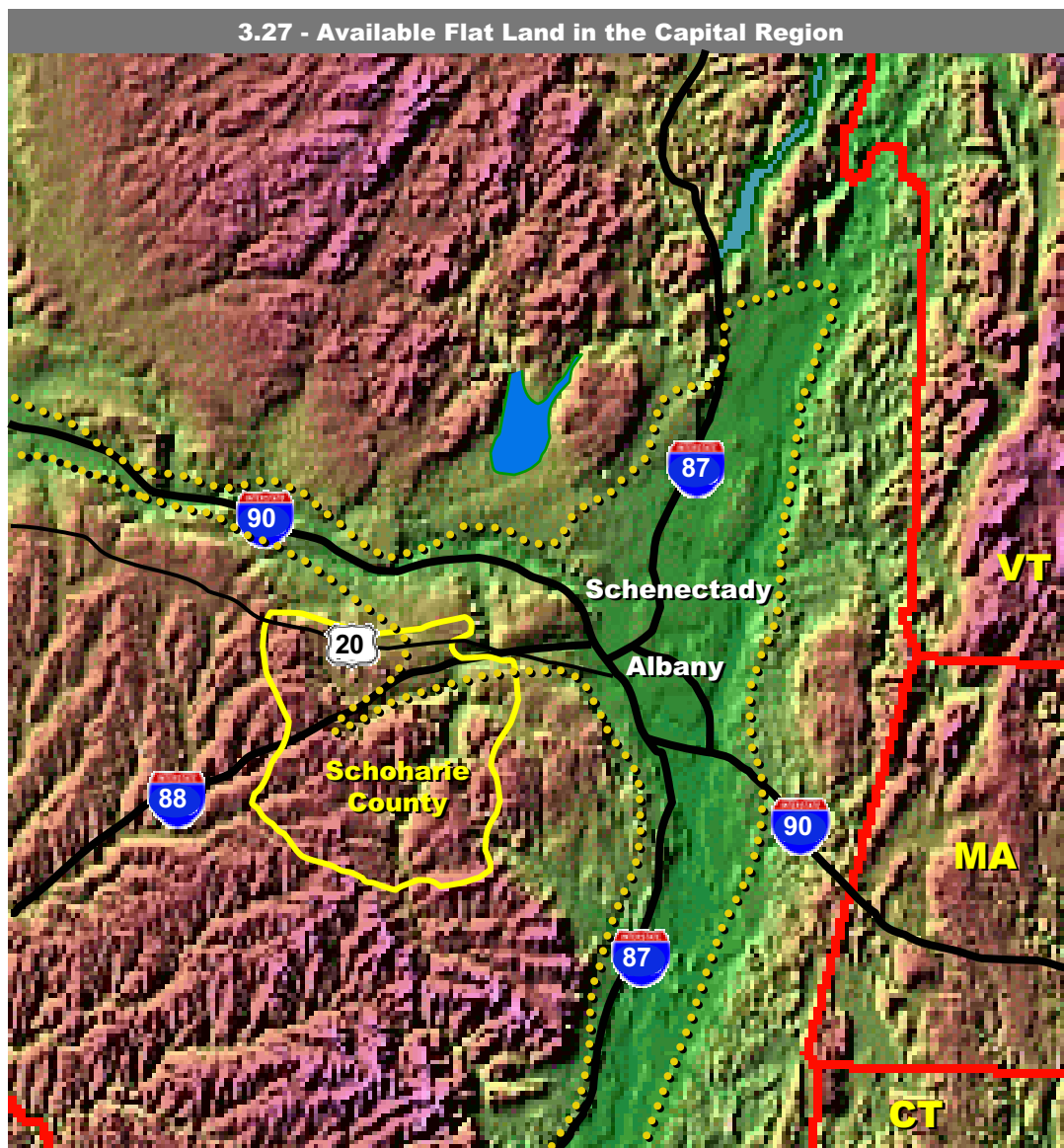
Local business environment is essentially a measure of the level of interest a community has in a particular industry or type of operation. It will manifest itself in a number of ways:

- Community response to a particular opportunity
- Types of taxation and regulations in force that impact an industry and operation
- Degree of enthusiasm and effort applied to a negotiation by county leaders
- Involvement by community stakeholders in attracting an industry or particular company
- Past experience with other similar employers

Prospective companies use business environment as an indicator of whether a community will ultimately support a company on a long-term basis.

XII. Available Flat Land for Future Growth

As noted below, there is a limited amount of large-tract, flat land within the Capital region. Due to the geology of the region, flat land is located along the Hudson and Mohawk River valleys, a lot of which, has already been populated and developed. Prospective companies looking for properties typically seek large tracts of land (100+ acres) for current and future operations plus some buffer that is near or within a few miles of an interstate highway. Schoharie County has flat land in the northern section along the I-88 and US Route 20 corridors.



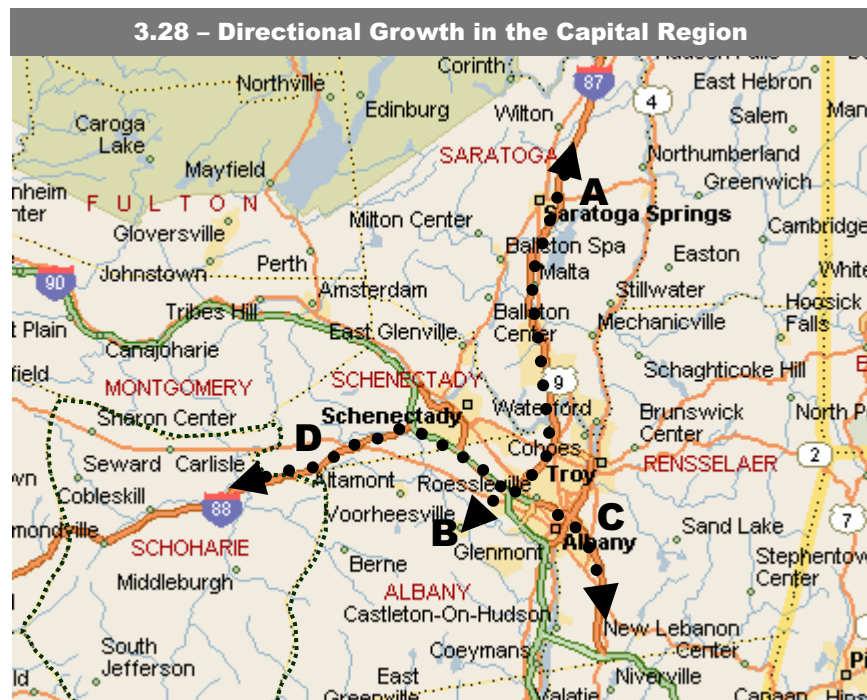
XII. Available Flat Land for Future Growth (cont'd)

The cost of land across the Capital Region varies widely depending on location and use potential. For example, residential land near I-88 in the Town of Princetown (Schenectady County) is on the market for ~\$5,000/acre for 99 acres while prime industrial land in Albany area off I-90 is at \$120,000/acre. Available industrial land in Colonie ranges from \$30,000 to \$75,000/acre and will be in the same range for the Towns of Guilderland and Bethlehem in Albany County and the Towns of Clifton Park and Malta in Saratoga County. There are two prime parcels of land currently available in Schoharie County:

- 12 acres of commercial land off I-88 at exit 23 for \$28,000/acre in the Town of Schoharie
- 5 acres of commercial land on I-88 adjacent to Bellevue Builders Supply (Town of Richmondville) for \$31,000/acre

As the availability of flat land with suitable zoning that is near an interstate (within a few miles) begins to deplete its supply in Colonie and up the I-87 (Northway) corridor (**A**), there will be more interest in the following areas:

- Southern Albany County (Towns of Guilderland, Selkirk and Bethlehem) (**B**)
- Southern Rensselaer County (Town of East Greenbush) (**C**)
- Western Schenectady County (Towns of Princetown and Duanesburg) and northern Schoharie County (Towns of Esperance, Sharon, Schoharie and Cobleskill) (**D**)



XIII. Available Facilities

Former Guilford Mills Property



Size of Site: 40+ acres

Total Size of Facility: 485,000 SF

Manufacturing Space: 451,000 SF

Office Space: 34,000 SF

Ceiling Heights: 17.6' at eaves to 19.0' at center (relatively low ceiling heights)

Access to Utilities: water, power, gas and telecom

Transportation Access: I-88 and rail

There is potential to subdivide the property into a mixed use industrial/office park

XIV. Quality of Life

Overview on Quality of Life Criteria

Criteria	Current Situation	Comments
Housing	Relatively low cost but what is typically available is quite old with large land parcels attached	There is a need to expand housing inventory in the county, particularly in the Villages of Schoharie and Cobleskill
Education (K-12)	Some schools performing below state average	Significantly below suburban schools in Albany, Schenectady and Saratoga Counties
Education (Local College)	Some business, IT and science courses available at SUNY Cobleskill, very little technical/engineering courses available	Technical courses available at Schenectady and Hudson Valley Community Colleges as well as Union College and RPI
Healthcare	Local access to Bassett Hospital in Cobleskill and Bassett specialist network	Additional access to Ellis Hospital in Schenectady, Albany Medical Center and other regional facilities/capabilities
Crime	Relatively low . . . reflects rural area	See stats presented in report
Cultural Activities	Cooperstown (Glimmerglass) along with local art shows and activities at SUNY Cobleskill	On-going performances available in Schenectady and Albany
Recreation	Local activity is focused primarily on outdoor activities year-round as well as high school sports and SUNY-Cobleskill	Access to indoor sports arena in Albany and area college sports in Troy, Albany Schenectady and Oneonta
Shopping	Shopping within the county is very limited to Wal-Mart, small shops, grocery chains, and farm produce country stores	There is access to Crossgates and Colonie Center Malls as well as big box shopping in Schenectady, Colonie and Latham about 30 to 45 minutes away
Dining	Dining is limited due to rural setting but there is fine dining in Cobleskill, Schoharie and Sharon Springs	Other dining available in Schenectady and Colonie

XIV. Quality of Life (cont'd)

Available Housing

Based on a recent review of available housing within the county, several observations can be made:

- Quantity of homes available was very limited in any given location
- Available housing was relatively old (many homes were 50 to 100+ years old)
- Large parcels of land (10 to 75+ acres) were offered with the house
- Prices were competitive with the rest of the region

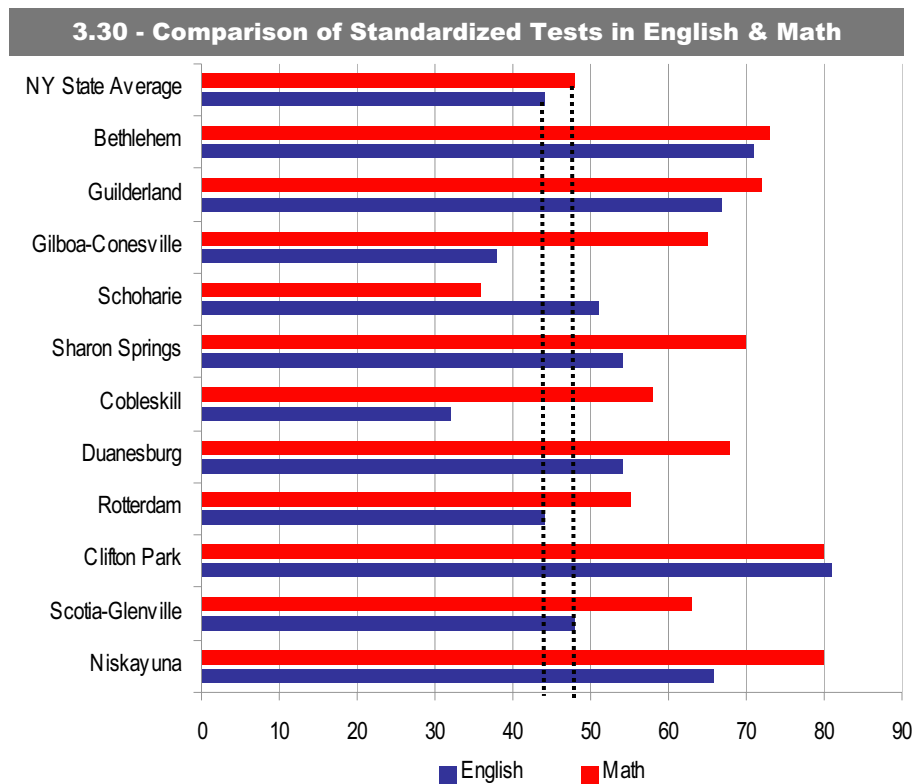
Based on driving throughout the county and reviewing the available housing, there is a very limited inventory of houses that would be of interest to typical professionals or small business executives unless they wanted to take an older home and undergo extensive remodeling. It is recommended that as the county grows, it will need an inventory of houses in and near current communities that are 1,500 to 3,000 square foot, located on 0.5 to 2.5+ acres and priced in the \$150,000 to \$350,000 range. Examples of this type of housing are noted below based on houses on the market in other parts of the region.



XIV. Quality of Life (cont'd)

Education Quality

Based on standardized testing information by Middle School (8th graders take the tests) available on greatschools.net, the following comparison is made for Capital Region schools:



Note: Based on 8th Grade standardized test scores taken in 2002

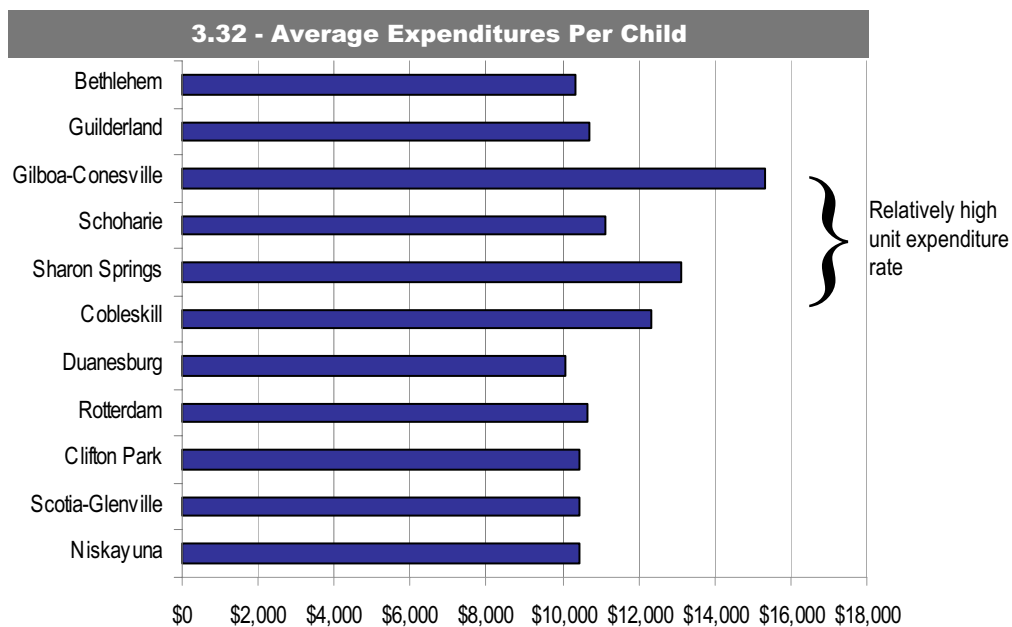
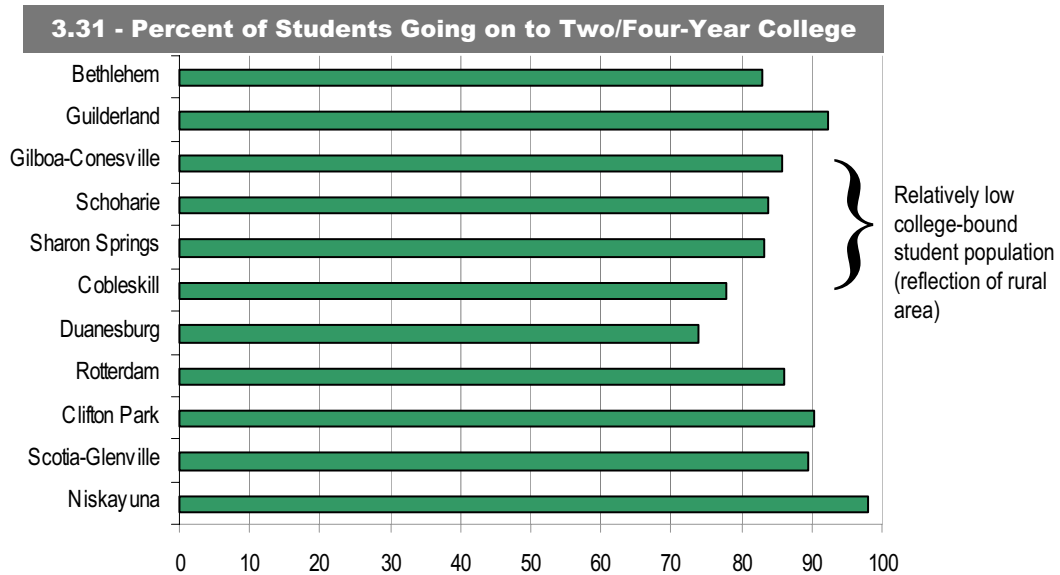
Comment

Schoharie County schools (with the exception of Sharon Springs) were below the state-wide average for at least one of the English and Math tests and significantly below Niskayuna, Clifton Park, Bethlehem and Guilderland.

XIV. Quality of Life (cont'd)

Education Quality

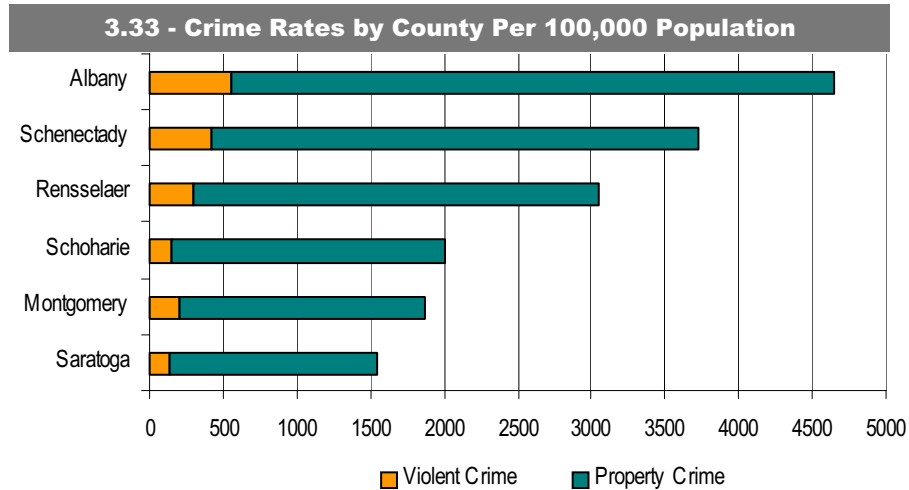
Based on 2002 data from the NYS Department of Education, statistics on percent going to college and expenditures per student at selected school districts are provided below:



XIV. Quality of Life (cont'd)

Crime Rate

Crime rates in Schoharie County are low in comparison to the city areas:



Note: Based on 2001 crime statistics by State of New York

Comment

Schoharie County's crime rate reflects the lower rates typically encountered in rural areas.